



Discharge of Condition 6 . 20/AP/1931 6 Canning Cross. SE5 8BH

The following document outlines and provides the required information in order to discharge the planning conditions stipulated in the planning permission, referenced above.

Please note, Condition in *grey and italics*, District Architects (on behalf of the Applicant) response in normal type.

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev. Received on:
03D - PROPOSED FRONT AND REAR ELEVATIONS AND SECTION
Elevations – Proposed 14/07/2020

04D - PROPOSED SIDE ELEVATIONS Elevations - Proposed 14/07/2020

02E - PROPOSED FLOOR AND ROOF PLANS Floor Plans – Proposed 14/07/2020

DESIGN, ACCESS AND HERITAGE STATEMENT Design and access statement 14/07/2020

DAYLIGHT/SUNLIGHT ASSESSMENT Daylight/Sunlight assessment 14/07/2020

ARBORICULTURAL REPORT Arboricultural statement 14/07/2020

Reason:
For the avoidance of doubt and in the interests of proper planning.

A Minor Material Amendment application has been submitted, superseding the proposed drawing references and Design & Access Statement. The development proposes no amendments that affect the outcome of the Daylight / Sunlight Assessment or Arboricultural Report.

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:
As required by Section 91 of the Town and Country Planning Act 1990 as amended.

We can confirm that the development will have begun within three years of the date shown.

D.

Permission is subject to the following Compliance Condition(s)

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; wheel washing facilities; measures to control the emission of dust and dirt during construction; a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

The above condition has been granted, please refer to application 22/AP/1955.

4. ARBORICULTURAL WORKS AND SITE MEETING

A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority. Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

An application has been made for the pruning of any trees in close proximity to the application site. There is to be a site meeting commencing on the 10th of October 2023.

5. ARBORICULTURAL SITE SUPERVISION

The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in the tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist. Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

D.

We can confirm that site supervision will be carried out in accordance with the above condition.

6. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf). Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8 (Promoting healthy and safe communities), 12 (Achieving well designed places), and 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan (2007).

Details of hard and soft landscaping are to be provided with this application. Please refer to drawing number 132.(3).1.405_--.

7. The window(s) on the rear; elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing. Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

We can confirm that the above condition has been adhered to within the new minor material amendment application submitted.

8. Sample of the proposed natural slate, brick and glazed brick to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007).

The above condition has now been granted, please refer to application 22/AP/2445.

D.

9. Prior to above grade works commencing, the following drawn details at a scale of 1:5/10 (plans, sections, elevations) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority: a) New windows and doors (including surrounds, reveals and dormers) and the parapet details. b) Dormer (including cheek) c) Rooflights d) Detailed drawing through the parapet showing relationship with dormer. The development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

Please refer to the drawings and documents submitted in conjunction with this statement in order to discharge the above condition. Drawings and documents are as follows:

132.(3).K.100_--

132.(3).K.101_--

132.(3).K.102_--

CR_WRSF_LS_B

lomax-plus-wood-guide-to-sash-windows